

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
LIMITED LIABILITY COMPANY TO INDIVIDUAL

Doc#: 2302545108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2023 10:41 AM Pg: 1 of 4

Dec ID 20230101637278
ST/CO Stamp 1-895-365-456 ST Tax \$195.00 CO Tax \$97.50

FIRST AMERICAN TITLE
FILE # 151030996

THE GRANTOR(S) Riverside Redesign, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANTS to:

Danxia Dai, a widow and Weiliang Liu, a single person, as joint tenants with the right of survivorship

of Chicago, IL, party of the second part, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Address: 111 Acacia Drive, Unit 714, Indian Head Park, IL 60525
PIN: 18-20-100-020-1103 (Vol. 082)

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

THIS IS NOT HOMESTEAD PROPERTY.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or Manager.

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Riverside Redesign, LLC:

By: Douglas G Koske 1/5/23
Date

Name: DOUGLAS G. KOSKE
Its: Manager

STATE OF Illinois)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DOUGLAS G. KOSKE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Member or Manager of Riverside Redesign, LLC, an Illinois Limited Liability Company, and personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 5 day of January, 2023.

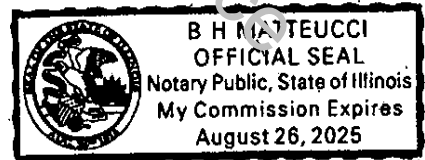
Commission expires 8-26-25.

B H Matteucci
Notary Public

By: Richard B Jelcz 01/05/2023
Date

Name: RICHARD B. JELCZ
Its: Manager

STATE OF Illinois)
COUNTY OF COOK) ss.



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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RICHARD B. JELCZ, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Member or Manager of Riverside Redesign, LLC, an Illinois Limited Liability Company, and personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

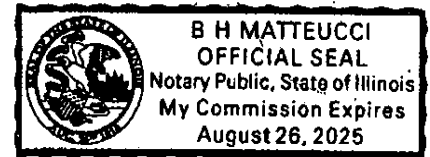
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Mail to:

Wallace moy
53 w. jackson #1564
Chicago IL 60604.



Name and Address of Taxpayer:

Wei Liang Liu
111 Acacia Dr Unit 714
Indian Head Park, IL 60525

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NO. 714 WILSHIRE WEST CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN INDIAN HEAD PARK CONDOS UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1974 AS DOCUMENT 22672940 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 22779634, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JULY 11, 1974 AS DOCUMENT 22779633 AND AS CREATED BY DEED RECORDED JANUARY 31, 1977 AS DOCUMENT 23804336 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-20-100-020-1103 (Vol. 082)

Property Address: 111 Acacia Drive, 714, Indian Head Park, Illinois 60525

Property of Cook County Clerk's Office